

UNOFFICIAL COPY

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#2

QUIT CLAIM
~~WARRANTY DEED IN TRUST~~

Exempt under provisions of Paragraph E, Section 4,
Real Estate Transfer Tax Act.

3/29/74
Date

Anthony J. Quinn
Buyer, Seller or Representative

FORM 4555 BANK FORMS, INC.

THIS INDENTURE WITNESSETH, That the Grantor,
Annette S. Anast, a spinster
of the County of Cook and State of Illinois, for and in consideration
of the sum of Ten and no/100 Dollars (\$ 10.00),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveyed
and ~~WARRANTY~~ QUIT CLAIM unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and
existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and
execute deeds with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the
15 day of May 1973, and known as Trust Number
73-05-1075, the following described real estate in the County of Cook and State
of Illinois, to-wit:
(SEE RIDER ATTACHED)

This Rider is attached to and forms part of certain Deed in Trust, dated
March 26, 1974, executed by Annette S. Anast.

Parcel 7:

THE WEST 127.0 FEET OF THE EAST 628.19 FEET OF THE SOUTH 122.0 FEET OF THE NORTH
256.08 FEET OF THAT PART LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE MOST
EASTERLY LINE, THOUGH A POINT ON SAID MOST EASTERLY LINE, 70.69 FEET SOUTHERLY, AS
MEASURED ALONG SAID MOST EASTERLY LINE AND SAID LINE EXTENDED NORTHERLY, OF THE CENTER
LINE OF BALLARD ROAD. ALL BEING OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT,
TO-WIT: THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE
THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF BALLARD ROAD AND WEST OF
A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SECTION 15, 22.50 FEET EAST OF THE
SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER 26.99
FEET EAST OF THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SAID SECTION 15 AND SAID LINE EXTENDED NORTH TO THE CENTER LINE
OF BALLARD ROAD IN THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER (EXCEPTING FROM SAID
ABOVE DESCRIBED TRACT THE NORTH 33.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE
THEREOF AND EXCEPT THE WEST 33.0 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF
SAID TRACT AND EXCEPT THE SOUTH 150.0 FEET OF THE NORTH 153.0 FEET OF THE EAST 150.0 FEET
OF THE WEST 183.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE AND THE WEST LINE
OF SAID TRACT AND EXCEPTING FROM SAID TRACT THAT PART THEREOF FALLING WITHIN THE EAST
HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SAID LAST
DESCRIBED EXCEPTION TO BE CONSTRUED AS DELETING ALSO FROM SAID TRACT THAT PART OF LOT 6
IN GOETTSCHE'S SUBDIVISION OF PART OF THE SOUTH HALF OF SAID SECTION 15 FALLING WITHIN
SAID LAST DESCRIBED EXCEPTION AND ALSO EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT
PART THEREOF DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT, SAID
WEST LINE BEING THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION
15 and SAID POINT OF BEGINNING BEING SOUTH 00° 00' 00" WEST, AS MEASURED ALONG SAID
WEST LINE, 613.25 FEET FROM SAID CENTER LINE OF BALLARD ROAD; THENCE, NORTH 55° 00' 00"
EAST 239.60 FEET; THENCE NORTH 73° 00' 00" EAST 130.0 FEET; THENCE SOUTH 6° 00' 00"
EAST 225.0 FEET; THENCE SOUTH 88° 00' 00" EAST 160.0 FEET TO A POINT ON THE EASTERLY
LINE OF SAID TRACT 553.02 FEET SOUTHERLY AS MEASURED ALONG SAID EASTERLY LINE OF SAID
CENTER LINE OF BALLARD ROAD, SAID EASTERLY LINE OF TRACT BEING AGAIN IDENTIFIED AS
BEING AFOREDESCRIBED LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID SECTION 15,
22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF
THE SOUTHWEST QUARTER OF SAID SECTION 15 and EXTENDING THROUGH SAID POINT ON THE NORTH
LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 26.99 FEET EAST OF THE NORTHWEST
CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15,
TO THE CENTER LINE OF SAID BALLARD ROAD) IN COOK COUNTY, ILLINOIS.

22 671 572

Property of

THIS INSTRUMENT WAS PREPARED BY
MIDWEST BANK AND TRUST COMPANY
ELMWOOD PARK, ILLINOIS 60635

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to execute any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the real estate and to contract, respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, with the real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every said trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither The Midwest Bank and Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment of any charges thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said The Midwest Bank and Trust Company the entire legal and equitable title in fee simple, in and in all of the real estate herein described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations" or "with similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the real estate herein is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waived and released, any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 26th day of March 1974

Annette S. Anast (SEAL) [REAL]

State of Illinois, County of Du Page, RR. I, Barbara Love, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Annette S. Anast, a spinster

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 28th day of March 1974

Grantor's Address: Midwest Bank and Trust Company, 1606 N. LaSalle Ave., Elmwood Park, Illinois. Building "J", The Landings, For information only insert street address of above described property.



This space for affixing Riders and Reverse Sheets

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Office

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OFFICE OF THE CLERK
COOK COUNTY ILL. IN.

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APR 1 1974

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Edmund R. Brown

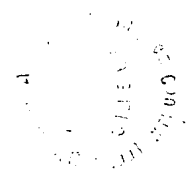
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MAIL

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MAIL TO:
MIDWEST BANK & TRUST CO.
1606 N. HARLEM AVENUE
ELMWOOD PARK, ILLINOIS 60635



END OF RECORDED DOCUMENT